

REGULAR MEETING
AGENDA

Wednesday, June 21, 2006 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 47-2006 (Requested amendment of CALENDAR #54-2005)

(This proposal would be the same basic residence approved in Calendar #54-2005, with a two foot increase in height, in the same location, but a "teardown" replacement project, rather than construction of additions and alterations to an existing residence.)

The application of Douglas C. Curtis, Jr. filed on May 30, 2006 for variations of Sections 334, 406, and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two story residence. Section 334: construction on a building lot with 73.0 in lieu of 150.0 feet minimum required lot width, and 73.0 in lieu of 150.0 feet minimum required lot depth; Section 406: 43.0 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane, 5.2 in lieu of 25.0 feet minimum required north side yard setback, 5.1 in lieu of 40.0 feet minimum required rear yard setback, and 16.5 in lieu of 25.0 feet minimum required south side yard setback; and 22.5 in lieu of 20.0% maximum allowable building coverage; and Section 906.3: 1 required off-street parking space developed within the required front yard space. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 48-2006

(This proposal would locate the proposed replacement residence 2 feet 10 inches to the south from the location approved in Calendar #54-2005)

The application of Douglas C. Curtis, Jr. filed on May 30, 2006 for variations of Sections 334, 406, and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story residence. Section 334:

construction on a building lot with 73.0 in lieu of 150.0 feet minimum required lot width, and 73.0 in lieu of 150.0 feet minimum required lot depth; Section 406: 45.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane, 8.0 in lieu of 25.0 feet minimum required north side yard setback, 5.1 in lieu of 40.0 feet minimum required rear yard setback, 19.7 in lieu of 25.0 feet minimum required south side yard setback; 22.5 in lieu of 20.0% maximum allowable building coverage; and Section 906.3: 1 required off-street parking space developed within the required front yard space. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 34-2006

The application of Jim and Andrea Bonfils filed on March 22, 2006 for a variance of Section 362 of the Darien Zoning Regulations, to allow an existing stonewall/fence to remain; Section 362: 7.0 in lieu of 4.0 feet maximum height of wall/fence in the required 40 foot minimum front yard. The property is situated on the east side of Goodwives River Road approximately 1700 feet southeast of the intersection of Goodwives River Road and Old Kings Highway South and 800 feet north of the intersection of Goodwives River Road and Sunswyck Road and is shown on Assessor's Map #63 as Lot #108, being 48 Goodwives River Road and located in an R-1 (residential) Zone.

CALENDAR NO. 50-2006

The application of Cole Harris Associates on behalf of William & Althea Perley filed on May 24, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of one story and second story additions; Section 406: 22.5 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Seagate Road at the southwest corner formed by the intersection of Seagate Road and Boston Post Road and is shown on Assessor's Map #53 as Lot #58, being 3 Seagate Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 51-2006

The application of Gleason & Associates LLC on behalf of Steven J. Saggese and Amy E. Saggese filed on May 24, 2006 for variances of Section 406 of the Darien

Zoning Regulations, to allow the construction of a covered entry and one story, second story, and attic additions; Section 406: 28.5 in lieu of 40.0 feet minimum required front yard setback for the covered entry; 28.6 in lieu of 40.0 feet minimum required front yard setback for the additions. The property is situated on the west side of Colony Road approximately 450 feet southwest of the intersection of Colony Road and Middlesex Road and is shown on Assessor's Map #23 as Lot #133, being 18 Colony Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 53-2006

The application of Charles Attisani filed on May 24, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered front porch; Section 406: 27.2 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the east side of the northeast Red Cedar Drive cul-de-sac approximately 400 feet north of the intersection of Red Cedar Drive and Hollow Tree Ridge Road and is shown on Assessor's Map #47 as Lot #148, being 9 Red Cedar Drive and located in an R-1/3 (residential) Zone.

GENERAL MEETING

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. Requested six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 84-2005, Lee Cushman, 18 Fairmead Road. The Public Hearing of this matter was November 16, 2005. Initial ZBA approval would have expired on June 1, 2006.
3. Requested nine month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 30-2005, Nancy E. Hyland, 40 Noroton Avenue. The Public Hearing of this matter was June 8, 2005. Initial ZBA approval would have expired on December 23, 2005. Following a November 16, 2005 request, on November 30, 2005 the ZBA granted a 6 month extension to June 23, 2006.

4. Requested amendment to stipulation 4 of the resolution of Calendar No. 18-2006, Douglas R. Munro and Rebecca A. Munro, 102 Rings End Road.
5. General discussion of Application Materials.